

IN RE: PETITION FOR VARIANCE
S/S Park School Road, 10' S of the
c/l Old Court Road
(2425 Old Court Road)
3rd Election District
2nd Councilmanic District

Park School of Baltimore
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-345-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Park School of Baltimore, by James R. Howard, Agent, through their attorney, Jeffrey Scherr, Esquire. The Petitioners seek relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a between building side setback of 35 feet in lieu of the required 80 feet for a proposed one-story gymnasium. The subject property and relief sought are more particularly described on the revised site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1A.

Appearing at the hearing on behalf of the Petition were Lee Rosenberg, a representative of the Park School, Rebecca Warntz with Kinsley Construction, Inc., Jim Determan with C S & D Architects, Robert Rosenfelt, Professional Engineer with Colbert Matz Rosenfelt, Inc., who prepared the site plan of this property, and Jeffrey H. Scherr, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 91.34 acres, more or less, zoned D.R.1 and is the site of the Park School, which has existed on the property for many years. As shown on the site plan, the property is improved with numerous school buildings, accessory parking areas, and athletic fields. Testimony proffered by Mr. Scherr indicated that the school plans to construct a new gymnasium building, which will be an upgrade to the existing facility. The building is roughly rectangular in shape, approximately 145' wide

ORDER RECEIVED FOR FILING

Date

BY

and 234' deep. In order to place the gymnasium in a central location, and insure compatibility with the existing school and schedule, the proposed facility will be located within 35 feet of an existing school building. The plan also shows that an existing swimming pool will be removed and that area used for parking. Mr. Scherr indicated that the building was being situated where proposed in order to cluster the campus buildings in a central location and in order to avoid certain site constraints, including existing woods and wetlands.

Based upon the testimony and evidence presented, all of which was undisputed, I am persuaded to grant the requested variance. It is clear that the proposed location of the building is appropriate and consistent with the existing development of the property. It is also to be noted that there were no adverse Zoning Advisory Committee (ZAC) comments. Apparently, the reviewing County agencies find the proposal acceptable. The Department of Environmental Protection and Resource Management (DEPRM) did issue a standard comment requiring compliance with the County's water quality, streams, wetlands, and floodplain regulations. Moreover, the forest conservation regulations need also be complied with.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth above, the variance requested shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of May, 1999 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a between building side setback of 35 feet in lieu of the required 80 feet for a proposed one-story gymnasium, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restrictions:

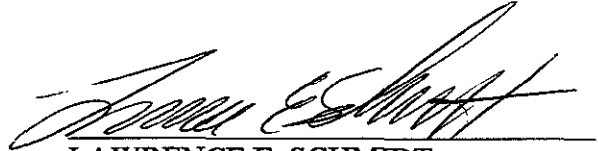
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING

Date

By

- 2) Compliance with the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated April 15, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 5, 1999

Jeffrey Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
S/S Park School Road, 10' S of the c/l Old Court Road
(2425 Old Court Road)
3rd Election District – 2nd Councilmanic District
Park School of Baltimore – Petitioner
Case No. 99-345-A

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been approved, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James R. Howard, Park School of Baltimore
2425 Old Court Road, Brooklandville, Md. 21022
Mr. Robert Rosenfelt, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
Ms. Rebecca Warntz, Kinsley Construction, Inc.
1922 Greenspring Drive, Suite #1, Timonium, Md. 21093
Mr. Jim Determan, CS&D Architects
323 Camden Street, Suite 700, Baltimore, Md. 21201
DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2425 Old Court Road

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

¹1801C.1.a. of the BCZR for a between-building side setback of 35 feet in lieu of 80 feet required.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Location of future buildings is determined by location of existing buildings and access roads on campus site.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Jeffrey Scherr, Esq.

Name - Type or Print

Signature

Kramon & Graham, P.A.

Company

One South St. Ste. 2600 410-752-6030

Address Telephone No.

Baltimore, MD 21202

City State Zip Code

Case No. 99-345-A

Legal Owner(s):

Park School of Baltimore

Name - Type or Print

Signature

James R. Howard [Agent, Owner]

Name - Type or Print

Signature

2425 Old Court Road 410-339-7070

Address Telephone No.

Brooklandville, MD 21022

City State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue 410-653-3838

Address Telephone No.

Baltimore, MD 21209

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

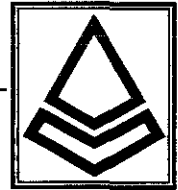
Reviewed By JRF Date 3-8-99

COPIES RECEIVED FROM FILING

RECEIVED 3/15/98

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

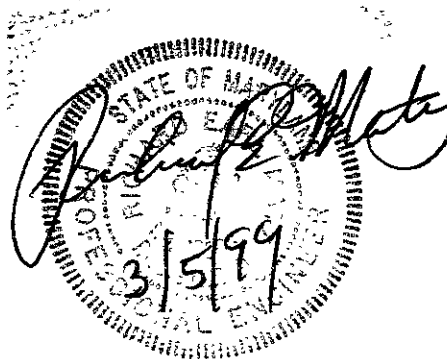
PARK SCHOOL
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF PARK SCHOOL ROAD, 50 FEET WIDE, 10 FEET SOUTH OF THE CENTERLINE OF OLD COURT ROAD; THENCE:

1. SOUTH 31 DEGREES 59 MINUTES 30 SECONDS WEST 94.50 FEET;
 2. SOUTH 14 DEGREES 59 MINUTES 50 SECONDS WEST 248.19 FEET;
 3. SOUTH 30 DEGREES 05 MINUTES 40 SECONDS WEST 173.40 FEET;
 4. SOUTH 06 DEGREES 49 MINUTES 30 SECONDS EAST 137.21 FEET;
 5. SOUTH 44 DEGREES EAST 140.00 FEET;
 6. NORTH 82 DEGREES EAST 56.00 FEET;
 7. NORTH 88 DEGREES EAST 56.00 FEET;
 8. SOUTH 86 DEGREES EAST 149.00 FEET;
 9. SOUTH 83 DEGREES EAST 91.00 FEET;
 10. NORTH 80 DEGREES EAST 46.00 FEET;
 11. NORTH 61 DEGREES EAST 28.00 FEET;
 12. NORTH 47 DEGREES EAST 32.00 FEET;
 13. NORTH 31 DEGREES EAST 32.00 FEET;
 14. SOUTH 76 DEGREES EAST 15.00 FEET;
 15. SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 1597.50 FEET;
 16. SOUTH 86 DEGREES 07 MINUTES 06 SECONDS WEST 2506.36 FEET;
 17. NORTH 29 DEGREES 07 MINUTES 50 SECONDS WEST 135.40 FEET;
 18. SOUTH 82 DEGREES 07 MINUTES 10 SECONDS WEST 397.58 FEET;
 19. NORTH 22 DEGREES 32 MINUTES 10 SECONDS WEST 511.18 FEET;
 20. NORTH 65 DEGREES 17 MINUTES 15 SECONDS EAST 1191.00 FEET;
 21. NORTH 09 DEGREES 35 MINUTES 30 SECONDS EAST 629.02 FEET;
 22. NORTH 89 DEGREES 13 MINUTES 00 SECONDS EAST 399.34 FEET;
 23. NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST 268.60 FEET;
 24. NORTH 36 DEGREES 00 MINUTES 20 SECONDS EAST 600.00 FEET;
 25. NORTH 27 DEGREES 00 MINUTES 40 SECONDS WEST 405.00 FEET;
 26. NORTH 08 DEGREES 29 MINUTES 20 SECONDS EAST 175.00 FEET;
 27. SOUTH 50 DEGREES 00 MINUTES 40 SECONDS EAST 387.70 FEET;
 28. SOUTH 46 DEGREES 06 MINUTES 50 SECONDS EAST 92.87 FEET;
- TO THE POINT OF BEGINNING.

CONTAINING 91.34 ACRES OF LAND, MORE OR LESS.

J:\94059 DES



345

99-345-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 072284

DATE 10/15/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM: Carne + John Leland

FOR: #99-2657

Leland Prop - 11709 Cedar La

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/19/1999 10/19/1999 11:24:52
REG 1302 CASHIER DIAL AND DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 112919
CR NO. 072284
Receipt Tot 40.00
40.00 CR .00 (J)
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062317

DATE 3-8-99 ACCOUNT R-001-615-000
AMOUNT \$ 250.00

RECEIVED FROM: The Park School
2425 Old Court Rd.
0920 - Variance
FOR: Taken by: JRP

99-345-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067004

DATE 3/25/99 ACCOUNT 001-6150
AMOUNT \$ 100.00 (WGR)

RECEIVED FROM: Colbert Matz Rosenfelt Inc
FOR: REVISED PLATS Park School
Case #99-345-A
Drop-Off No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE 3/26/1999 AMOUNT 100.00
RECEIVED FROM: CASHIER JRP
FOR: 0920 - Variance
AMOUNT 250.00

PAID RECEIPT
DATE 3/26/1999 AMOUNT 100.00
RECEIVED FROM: CASHIER JRP
FOR: 0920 - Variance
AMOUNT 250.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 069252

DATE 7/15/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (BR)

RECEIVED FROM: Colbert Matz Rosenfelt Inc

FOR: #2425 Old Court Road

Park School

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/20/1999 7/19/1999 16:26:07
REG #301 CASHIER JRIC JMR DRAWER
DEPT 5 528 ZONING VERIFICATION
Receipt # 108862
CR NO. 069252

Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0722.6

DATE 10/1/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM: Colbert Matz Rosenfelt

FOR: #99-2549

Park School

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
10/02/1999 10/01/1999 16:30:53
REG #301 CASHIER JRIC JMR DRAWER
DEPT 5 528 ZONING VERIFICATION
Receipt # 119934
CR NO. 072276

Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-345-A
2425 Eld Court Road
SE/S Old Court Road and Park School Road
3rd Election District
2nd Councilmanic District
Legal Owner(s): Park School
of BALTIMORE COUNTY

Variance: to permit a between-building side setback of 35 feet in lieu of the 80 feet required.

Hearing: Monday, April 28, 1998 at 9:00 a.m. in Room 407, County Courts Bldg., 461 Rosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-8391.

4/160 April 6 C302895

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

~~Publisher~~

CERTIFICATE OF POSTING

RE: Case No.: 99-345-A

Petitioner/Developer: PARK SCHOOL OF AUTO. CO.,
C/O ROBERT NATE ROSENBLAT INC.

Date of Hearing/Closing: APRIL 26, 1999

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

7425 OLD COURT ROAD

The sign(s) were posted on APRIL 10, 1999

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

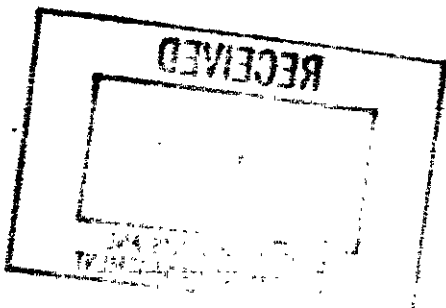
(Address)

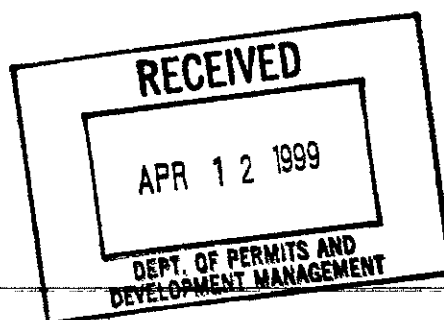
BALTIMORE, MD. 21227

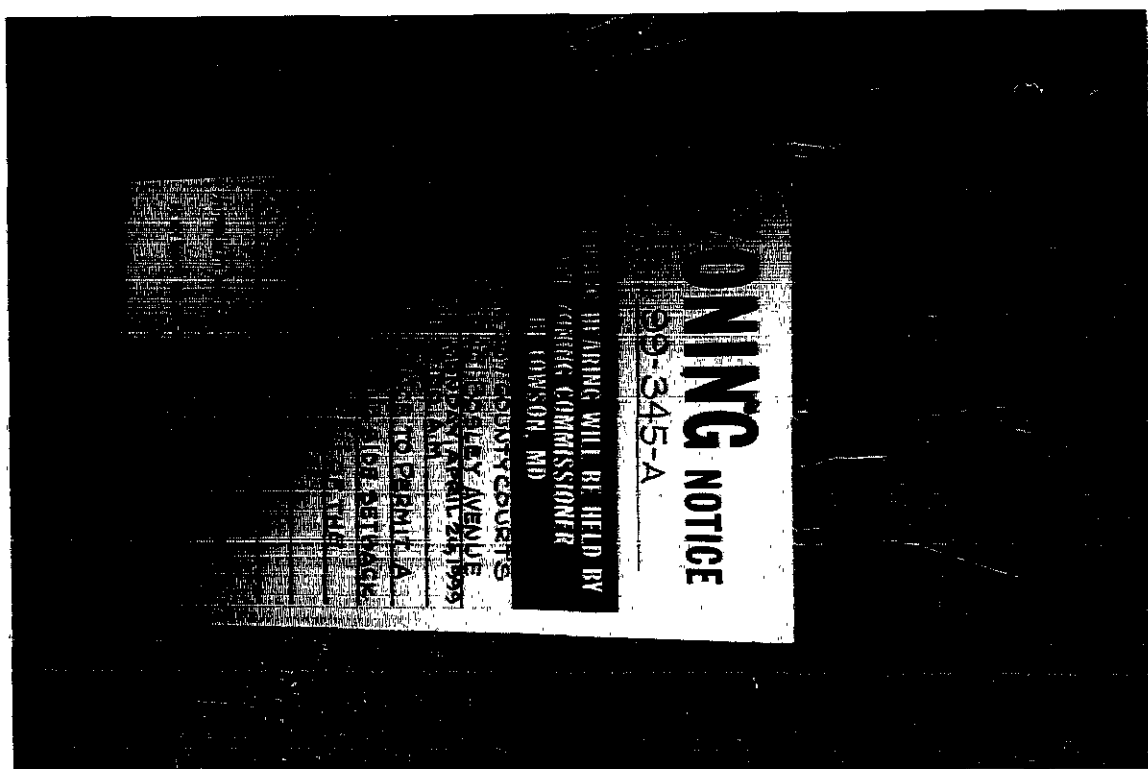
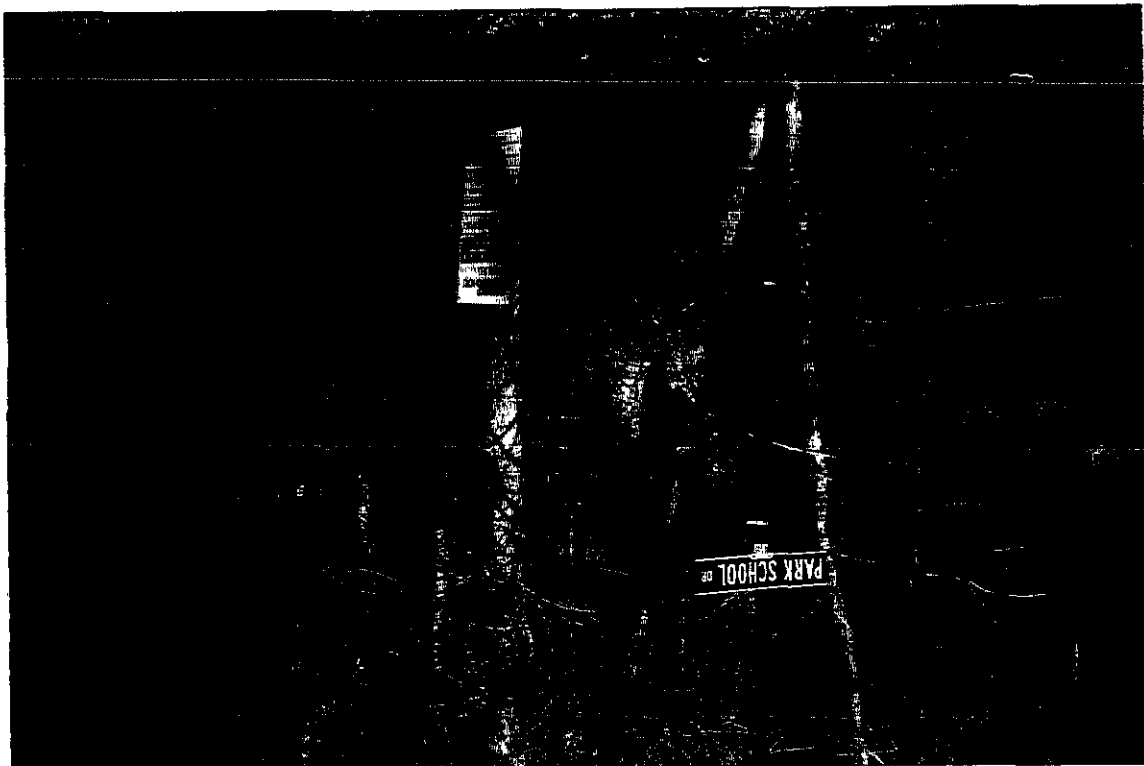
(City, State, Zip Code)

(410) 242-4263

(Telephone Number)







RE: PETITION FOR VARIANCE
2425 Old Court Road, SE/S Old Court Rd
and Park School Rd, 3rd Election District,
2nd Councilmanic

Legal Owners: Park School of Baltimore

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-345-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202-3201, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 26, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-345-A
2425 Old Court Road
SE/S Old Court Road and Park School Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Park School of BALTIMORE COUNTY

Variance to permit a between-building side setback of 35 feet in lieu of the 80 feet required.

HEARING: Monday, April 26, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a small "SJ" monogram below it.

Arnold Jablon
Director

c: Jeffrey Scherr, Esquire
Park School of Baltimore
Colbert Matz Rosenfelt, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 11, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

The Park School 410-339-7070
Attention: James Howard
2425 Old Court Road
Brooklandville, MD 21022

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-345-A
2425 Old Court Road
SE/S Old Court Road and Park School Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Park School of BALTIMORE COUNTY

Variance to permit a between-building side setback of 35 feet in lieu of the 80 feet required.

HEARING: Monday, April 26, 1999 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt 345

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-345-A1
Petitioner: The Park School of Baltimore
Address or Location: 2425 Old Court Road, Brooklandville

PLEASE FORWARD ADVERTISING BILL TO:

Name: The Park School - Attn: James Howard
Address: 2425 Old Court Rd
Brooklandville, Md. 21022
Telephone Number: 410-339-7070

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-345-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow a between
building side setback of 35 feet in lieu of
80 feet required.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 23, 1999

Jeffrey Scherr, Esq.
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21202

RE: Case No.: 99-345-A
Petitioner: Park School of Baltimore
Location: 2415 Old Court Road

Dear Mr. Scherr:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 8, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

c: Robert Rosenfelt, Colbert Matz Rosenfelt, 2835G Smith Avenue, 21209

WCR:ggs

Come visit the County's Website at www.co.ba.md.us

Enclosures



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: April 13/99

FROM: R. Bruce Seeley, Project Manager RBS/JS
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/5/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

368

370

371

373

374

375

378

99-342-A

99-345-A

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 12, 1999
 Case #99-345-A (Park School)
 and
 Case #99-366-SPHA

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *Sub* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 29, 1999
 Item Nos. (345) 346, 347, 348,
 351, 353, 355

and

Case #99-326 (Additional petition
for Special Hearing)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 2, 1999

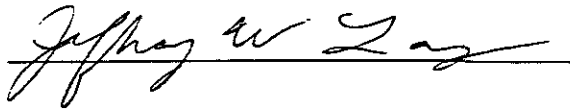
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 345, 368, 373, and 377

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3 . 24 . 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 345

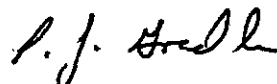
JRF

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 133 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 
Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4 . 2 . 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~499~~ - 345 - A

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 133 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 5, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: PARK SCHOOL OF BALTIMORE

Location: DISTRIBUTION MEETING OF MARCH 22, 1999

Item No.: 345 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 387-4821, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 30, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB/JS*
SUBJECT: Zoning Item # 345

Park School

Zoning Advisory Committee Meeting of March 22, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). If more than 4000 sq. ft. of clearing is proposed.
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 -

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 15, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB Seeley*
SUBJECT: Zoning Item # 345 - Revised

Park School

Zoning Advisory Committee Meeting of April 5, 1999.

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). If more than 4000 sq. ft. of clearing is proposed.

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

April 9, 1999

Ms. Judy Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209

Dear Ms. Floam:

RE: Drop-Off Revision Review, Case #99-345-A, 2425 Old Court Road

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jun R. Fernando
Planner II, Zoning Review

JRF:cjs

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 28, 1999

Ms. Judith Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Ms. Floam:

RE: Spirit and Intent Zoning Case No. 99-345-A, Park School Gymnasium and
Pool, 2425 Old Court Road, 3rd Election District

Pursuant to your letter of July 14, 1999, you have requested an opinion from this office regarding the variance for a between-building side setback of 35 feet in the above referenced case. You are requesting to amend the previously submitted site plan to include a realignment of the pool, addition of a wading pool, and addition of a terrace between the proposed gymnasium and existing math-science building.

It is the opinion of this office that your request meets the spirit and intent of the variance granted in the subject case. Although the proposed terrace will serve as a focal point and provide a scenic overlook to the pond, the terrace should not encroach beyond the existing forest buffer line.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:ggs

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 21, 1999

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204-4528

Dear Mr. Williams:


RE: 11709 Cedar Lane, 11th Election District

Mr. W. Carl Richards, Jr. Zoning Supervisor, has requested that I respond to your letter of October 12, 1999 regarding the above referenced property. Having discussed this matter with Mr. Richards, I offer the following.

The subject dwelling would need to be converted back into a single family dwelling and all non-family members placed on the deed to the property identifying them as co-owner. The deed would need to be recorded in Baltimore County Land Records and a copy of the deed, plus proof of recordation, provided to the office. The other suggestions you offer, in the opinion of this office, will not resolve the multi-family issue.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Joseph C. Merrey
Planner II
Zoning Review

JCM:kew

c: Zoning Case #99-345-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 18, 1999

Ms. Judith M. Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Dear Ms. Floam:

RE: Spirit & Intent, Park School, 2425 Old Court Road, Zoning Case No 99-345-A,
1st Election District

I have reviewed your letter and site plan of September 27, 1999 regarding the proposed addition of maintenance and storage building, as shown on the aforementioned site plan, and find the proposal to be within the spirit and intent of zoning case no. 99-345-A. Be aware that a 22-foot travel lane must be shown if two-way travel is to remain where the lane by passes the proposed addition.

A copy of this letter must appear on all future building permit site plans for this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "J. C. Merrey".

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew

c: Zoning Case #99-345-A



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



July 14, 1999

Mr. Arnold Jablon
Dept. of Environmental Protection
and Resource Management
111 W. Chesapeake Avenue
Towson, Md. 21204

To: Bruno
STI 7/15/99

A. Cashin

Re: Park School Gymnasium and Pool
2425 Old Court Road
Case No. 99-345-A
CMR Job No. 94059.6

Dear Mr. Jablon,

In Case No. 99-345-A, on May 5, 1999, the Zoning Commissioner approved a Variance for a between-building side setback of 35 feet in lieu of the required 80 feet, for the construction of a one-story gymnasium on the Park School site.

Since the Variance hearing, there have been several minor changes in the plan, including a realignment of the pool, addition of a wading pool and addition of a terrace between the proposed gymnasium and existing math-science building. Enclosed is a copy of the revised plan and a redline showing changes to the approved Variance plan.

We hereby request approval of the revised site plan as being within the Spirit and Intent of Case No. 99-345-A.

Yours truly,

Judith M. Floam
COLBERT MATZ ROSENFELT, INC.

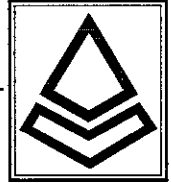
cc: Jim Howard
Jim Determan
Sidney Emmer
Denny Falvey

J:\940596ltr.doc

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

To: JCM
9/30/99
W.C.
S. K. H. H.
TO Type: 10.7.99



September 27, 1999

Mr. Arnold Jablon, Director
Dept. of Permits and Development
Management
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: Park School Gymnasium and Pool
2425 Old Court Road
Case No. 99-345-A
CMR Job No. 94059.6

Dear Mr. Jablon,

On July 28, 1999, your office approved minor changes to the site plan approved in Case No. 99-345-A (May 5, 1999) as being within the spirit and intent of the zoning order in that case. Those changes included a realignment of the proposed swimming pool, and the addition of a wading pool and a terrace.

We hereby request a "Spirit and Intent" approval for a further revision to the site plan, to add a maintenance and storage building along the north side of the main school building. Enclosed is a copy of a redline showing the "Spirit and Intent" changes which were previously approved and the proposed additional changes. Also enclosed is copy of the zoning plat in Case No. 99-345-A.

We request approval of the addition of the proposed maintenance building as being within the spirit and intent of Zoning Case No. 99-345-A.

Yours truly,

Judith M. Floam
COLBERT MATZ ROSENFELT, INC.

cc: Jim Howard
Sidney Emmer
Denny Falvey

99-2349

Newton A. Williams

DIRECT DIAL:
(410) 823-7856

Law Offices
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800

TELEFAX: (410) 296-2765
email: npw@nolanplumhoff.com
Web: www.nolanplumhoff.com

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

October 12, 1999

Arnold Jablon, Esq., Director
Permits and Development Management
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Leland Property, 11709 Cedar Lane, Resolution of multi-family dwelling, proposed removal of stoves and increased means of access between units and/or family occupancy of units

Recently, Anne Kerr Leland received a County complaint about this property as a result of a neighbor's complaint. It is and has been a multi-family home for a number of years.

However, rather than pursuing the question as to whether it qualifies for nonconforming status, the owners wish to explore other possible solutions. A floor plan drawing is enclosed, by an owner.

We would propose the following:

1. Have the three units occupied by family members and co-owners; and/or **alternatively**
2. Open up flow and access between units with **communicating doors** to be done;
3. **Remove the stoves from the modest, quasi-kitchen units** to change these rooms into rooms of a non-kitchen nature.

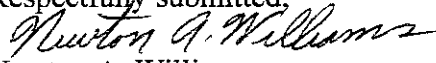
These proposals are made after some preliminary discussions with John Lewis and Carl Richards of your staff.

Our check in the amount of \$40.00 to cover this spirit and intent letter is enclosed herewith. If you or any staff member have any questions, please do not hesitate to call me.

10/13/99
To: JCM
10/14 - See Me
in
ag
work + JT
please discuss
Rec'd
10.15

99-2657

Respectfully submitted,


Newton A. Williams

CC:

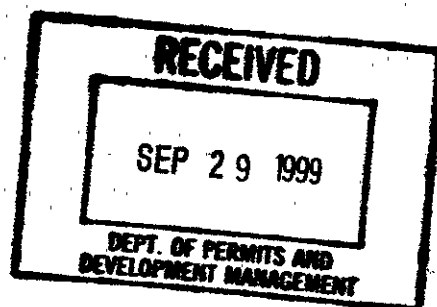
Josip Peruzovic, PDM, Case No. 99-5619

Anne Kerr Leland, Co-owner

PS to All

Per a call the other day from Inspector Peruzovic, we understand that the owners have been granted an additional thirty (30) days by PDM, while proposed solutions are in review.

NAW



2835 Smith Avenue S.E.
BALTIMORE, MARYLAND 21209

(410) 653-3838
FAX (410) 653-7953

TO Back County Growing Office
111 W. Chesapeake Ave.
Gowson Md. 21204

DATE	7/14/99	JOB NO.	94059.6
ATTENTION	Arnold, Sablon		
RE:	Rock School - Gymnasium + Pool		

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Spent v. Patent Request
1			Spent v. Patent Plan
1			Fee (\$40.00)

☒ For approval
 ☐ Approved as submitted
 ☐ Resubmit _____ copies for approval

☐ For your use
 ☐ Approved as noted
 ☐ Submit _____ copies for distribution

☐ As requested
 ☐ Returned for corrections
 ☐ Return _____ corrected prints

☐ For review and comment
 ☐ _____

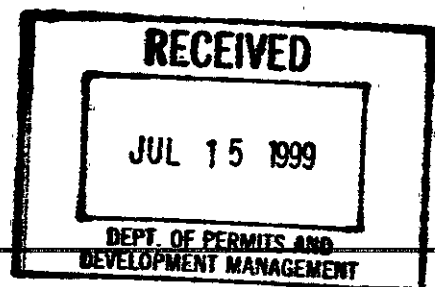
☐ FOR BIDS DUE _____
 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO: File

SIGNED:

If enclosures are not as noted, kindly notify us at once.



2835 Smith Avenue Suite [REDACTED]
BALTIMORE, MARYLAND 21209

(410) 653-3838
FAX (410) 653-7953

DATE	3/24/99	JOB NO.	94059.6
ATTENTION	Sophie		
RE:	Park School		
Young Case #99-345-A			
Lester			

TO Calb. County zoning Office
111 W. Chesapeake Ave.
Towson, Md.

by hand

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			<p>Revised Site Plan</p> <p>Fee for Revised Plan (\$100.00)</p> <p>DROP-OFF</p> <p>No Review</p> <p>3/25/99</p>

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please substitute these for the plan which was filed with the petition.

Thank you

COPY TO

SIGNED:

If enclosures are not as noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

JEFFERY A SCHARR

LEE ROSENBERG

REBECCA WARNTZ

VIM DETERMAN.

Robert Rosenfeld

ADDRESS

KRAMON & GRATTAN, P.A.
ONE South St B, md. 21201-#2600

Park School

KINGSLEY CONSTRUCTION, INC.
1922 GREENSPRING DR. #1 TIMONDIUM 21093
CS&D.

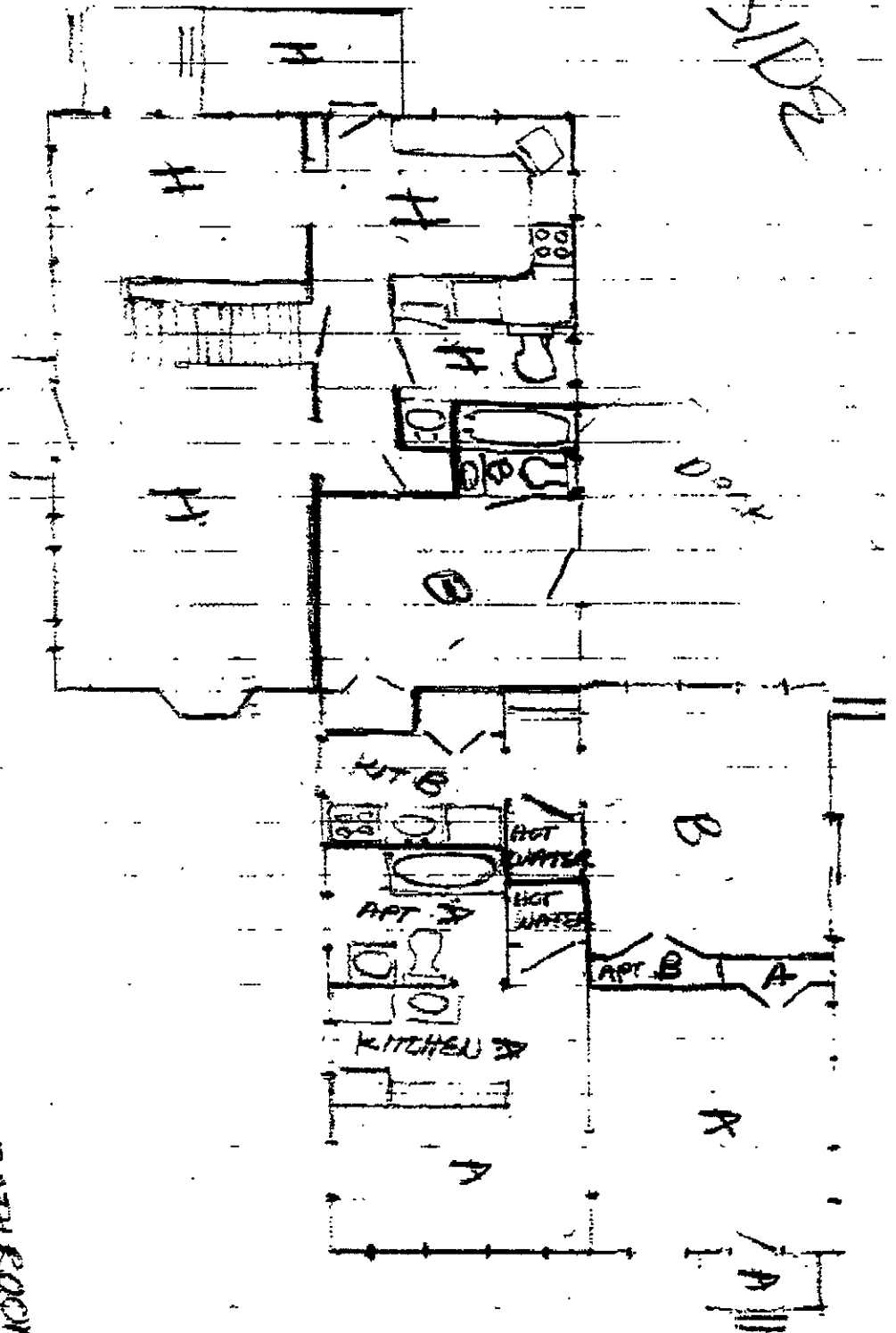
323 CAMDEN ST. STE. 700 B.MD.

Colbert Mate Rosenfeld 21201
21209



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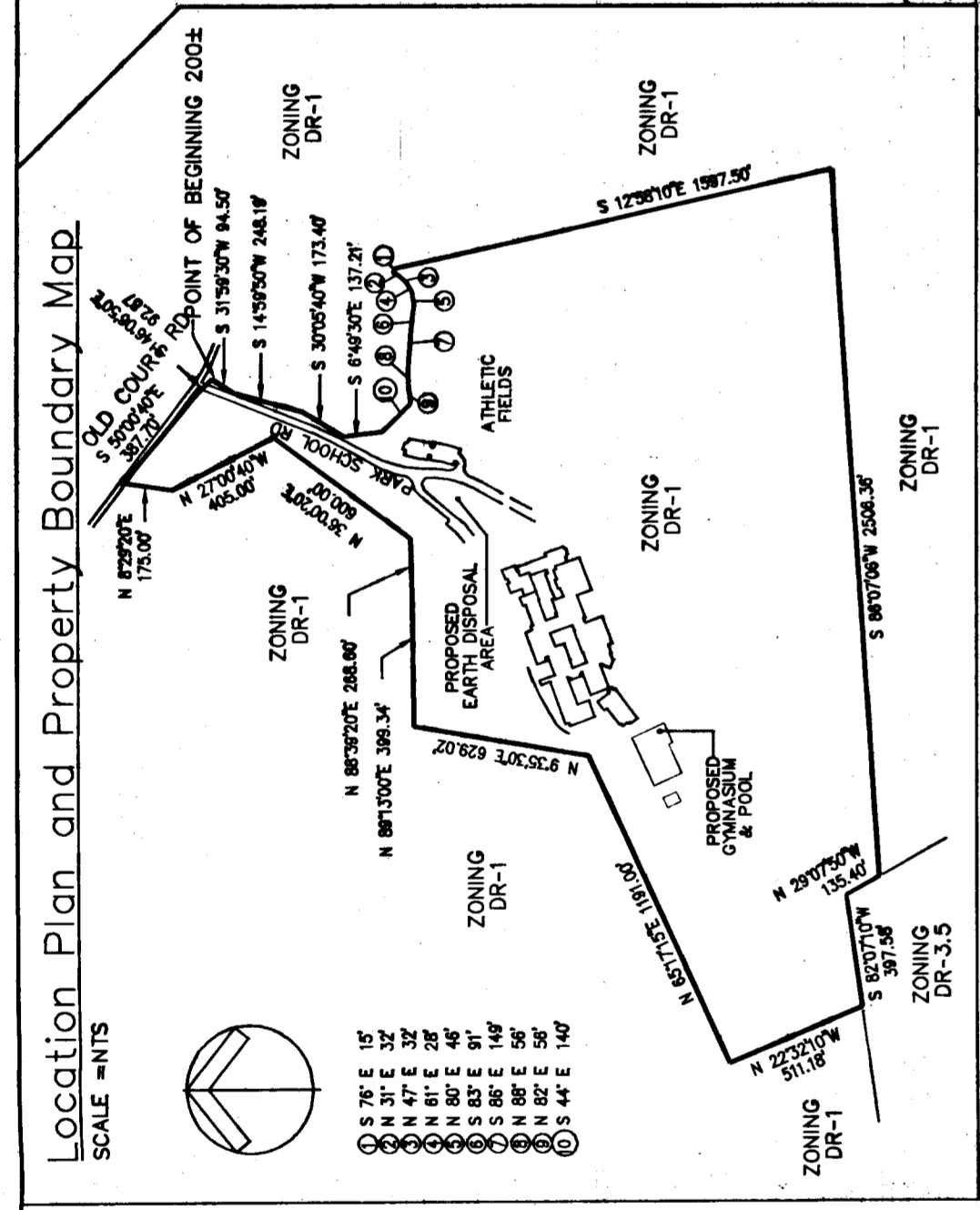
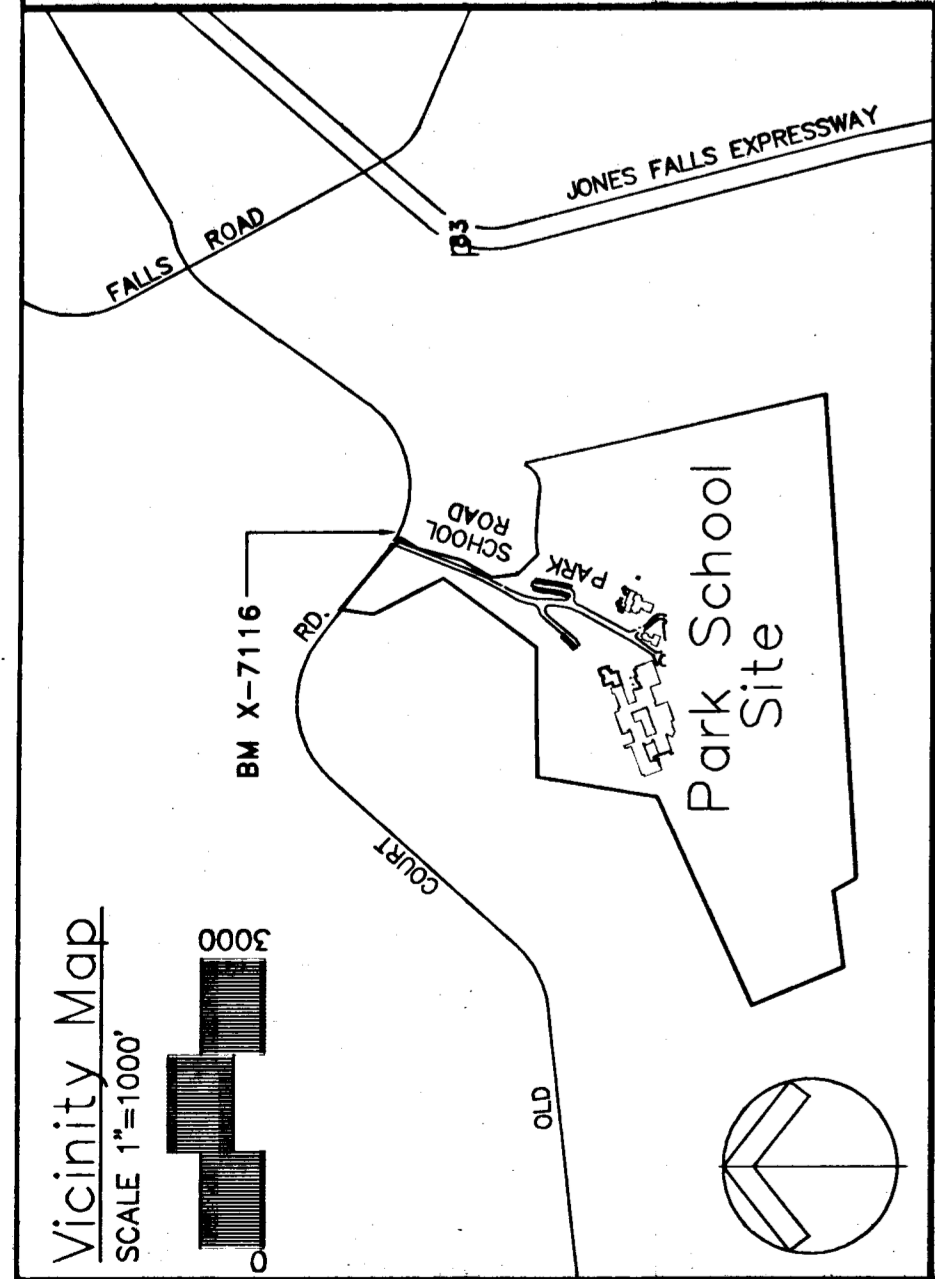
LELAND
11709 CEDAR
LANE AS IT
HAS EVALUED



HOUSE 3 bedrooms, BATH ROOM
UPSTAIRS + UNHEATED ATTIC OVER
APARTMENTS OWN BASEBOARD HEAT
APARTMENTS OWN BASEMENT HOUSE
MASTERS IN BASEMENT HOUSE
HOUSE + HOT WATER HEAT



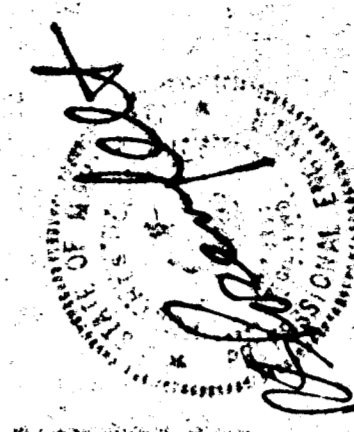




DEVELOPMENT PLAN/
PLAN TO ACCOMPANY
VARIANCE PETITION

PARK SCHOOL
GYMNASIUM & POOL

2425 OLD COURT ROAD
BROOKLANDVILLE, MD 21022
3RD ELECTION DISTRICT
BALTIMORE COUNTY MARTINEZ
SE/IRIT + INTEREST REQUEST
4/1/11



Engineers & Surveyors & Planners
3723 Old Court Road, Suite 208
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

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